

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	26 AL SIDING 90			
Exterior Wall	05 AVERAGE 10			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	04 DIST 01 100			
Quality	03 Quality Level 03			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	24,767
FCP	256	25	64	1,348
FEP	528	85	449	9,456
TOTALS	1,960		1,689	35,570

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0820	02	1,689	108.0000	70.20	118,568	1982	1982	0	0	0	70.00	30.00		
1 M/H 93- - 0% - 2023 Heated Area: 1625 HX Base Yr														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			35,570
TOTAL MARKET OB/XF VALUE			1,642
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			117,212
SOH/AGL Deduction			0
ASSESSED VALUE			117,212
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			117,212
TOTAL JUST VALUE			117,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003508	CO		03/16/2023
23000494	MH MOVE-ON	0	02/01/2023
E995805	CHNGE SRVC	650	04/01/1999
973647	TEMP POLE	0	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0657	6/24/2022	WD	U	I	11	100
GRANTOR: LITCHFIELD MARTHA F &						
GRANTEE: PARRISH AUSTIN CRAI						
2272/0950	4/05/2019	QC	U	I	11	100
GRANTOR: LITCHFILED MARTHA F &						
GRANTEE: LITCHFILED MARTHA F						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0940	SHEDS/PORT	0	0	21	11			30.00	100	1984	1984	3	20	1,386	
3	1242	WD DECK A	0	0	8	16			10.00	100	1984	1984	3	20	256	

TOTAL OB/XF													
1,642													

BUILDING NOTES													
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BUILDING DIMENSIONS													
FCP=[YR=2014] W16 FEP=[YR=2014] W33 S16 BAS=[YR=1993] S24 E49 N24 W49\$ E33 N16\$ S16 E16 N16\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							